

**MAYOR & COUNCIL OF NEW CASTLE  
SPECIAL MEETING – PUBLIC INFORMATION  
TOWN HALL – 201 DELAWARE STREET – NEW CASTLE, DE  
THURSDAY – JANUARY 3, 2002 – 7:00 P.M.**

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MAYOR AND COUNCIL  
OF NEW CASTLE

**Discussion on Van Dyke Armory – Public information meeting and also to get public input.**

**Pledge of Allegiance to the Flag.**

**President Castagno** – Trying to communicate with public what Council is working on. Permanent Police Facility is top priority for this Council. In April, Mr. Reese was chosen to head a site committee. During this period Council authorized two studies: A needs assessment study in April and then in October structural analysis. Robert Grove gave a public information meeting. Chart was prepared by several Council people. (See Attached).

Mr. Castagno addressed protocol – three minute limit – requested No profanity – do not cross railing – also one issue at a time.

**Mr. Klingmeyer** – This chart seems to have glaring discrepancies and introduced Mr. Thomas Payne, EDIS.

**Mr. Castagno** – This information was compiled from: 1) EDIS, 2) Tetra-Tech, and 3) Owner of Armory.

**Thomas Payne** – (EDIS CORP) - Proposal within historical guide line. The sites Proposed cost of \$1.8 million for 4<sup>th</sup> & Chestnut is based on other police buildings in other historical areas. Site preparation biggest unknown.

**Mr. Klingmeyer** – Does this include site preparation?

**Thomas Payne** – Estimate includes site preparation.

**Mr. Balascio** – Since this site preparation is prepared by data base not specifically tailored for New Castle.

**Thomas Payne** – EDIS has extensive experience with historical areas and meeting guidelines.

**Steve Paynter** – Don't have site plans. Seems Council is not prepared.

**Thomas Payne** – Lease proposal for building without a site plan. Part of cost is what landlord will make.

**Dorsey Fiske** – Are the components of this plan similar to Deemer Steel projections?

**Thomas Payne** – Building for Police Facility is the same.

**Dorsey Fiske** – Physical components are based on 15 years.

**Thomas Payne** – EDIS does not build building with 15 years life expectancy. No planned obsolescences.

**Dorsey Fiske** – Worried about quality.

**Thomas Payne** – You control the quality by choices made for the building.

**Dorsey Fiske** – How much do we pay to lease rather than buy?

**Mr. Balascio** – Numbers on Police Facility analysis are accurate.

**Thomas Payne** – Can't figure this until there is a site plane. Seems to be a little over estimated.

**Dot Moskovis** – Concerned about environmental issues.

**Thomas Payne** – No environmental issue that would require DNREC. Unknown until you get backhoe out.

**David June** – Are you aware that you are in a flood plain?

**Thomas Payne** – Very familiar with the flood plain. This site would be insurable.

**David June** – West End Civic Association President – Concerned about Armory as a perspective site.

**Thomas Payne** – We are discussing 4<sup>th</sup> & Chestnut site. You can get flood insurance. Flood plain is not an issue.

**Ned Hutchinson** – Estimated move in time, 2004.

**Thomas Payne** – The building could be ready in 14 or 15 months.

**Dr. Linda Merry-Maddux** – How much will this raise taxes?

**Mr. Castagno** – 4<sup>th</sup> & Chestnut is a proposal and estimate. It is unknown at this time what effect if any there will be on taxes. The Armory proposal should not raise taxes.

**John Houben** – Deemer Steel property is ruled out because of environmental problems. Chestnut Street site could be covered with the dirt that is below Dobbinsville. (Originally intended for Deemer Site) Mr. Houben is in favor of 4<sup>th</sup> & Chestnut site. New construction above flood plain. Many issues with Armory that are not resolved. 4<sup>th</sup> & Chestnut will cost less than Armory.

**Joe Hood** – Deemer not a viable site.

**Mr. Castagno** – Deemer Steel is not a proposed site.

**Dr. Soma Padmailgam** – Wants a new building – bury the Armory site and build with vision.

**Mr. Balascio** – Both facilities will be State of Art. Building assessment guarantees the Armory will meet standard and be owner's responsibility.

**Paul Flannigan** – This City is dedicated to preservation. Why would a historical City build a new building? Deemer Steel is dead.

**Mr. Klingmeyer** – History of the Armory – 1971 – went before Council for rezoning to open as commercial. The property lacked public parking, need additional parking space. This was not done but had been agreed to by owner. Old large buildings are inefficient. Could have hidden cost.

**Dorothy Edwards** – No objection to tax increase but feels we need a new facility.

**Bill Emory** – Recommends new facility. An 85 year old building is just that.

**Albert Vanucci** – Twelve years ago the Armory was a bad idea when he was on Council. Give the police a new facility.

**Dr. Miller** – Twelve years ago Council could not decide on any of the seven sites.

**Mr. Castagno** – We have three options: a) do nothing, b) Armory, and c) 4<sup>th</sup> and Chestnut.

**Charlotte Houben** – Wants Council to take money from Trustees and wants a new facility.

**Mr. Balascio** – Council has made no decision on Trustees funds.

**Mr. Castagno** – Can we move on.

**Charlotte Houben** – Yes, since I have already given my time up.

**Mr. Klingmeyer** – Would like to discuss asbestos and environmental issues.

**Victor Clark** – Have you considered the impact of placing a police facility in a residential area.

**Mr. DiAngelo** – Wants everyone to be aware that a non-residential site is available by using Ballanca.

**Mr. Balascio** – Readdress Mayor's points – Renovation to be done at owner's expense. The question addressed about environmental issues cost will be figured in renovation. Same needs assessment is being followed.

**Mr. Klingmeyer** – 4<sup>th</sup> & Chestnut – Difference is cost – Is charging for property that the City already owns. The Armory should not buy property without an outside appraisal.

**Mr. Balascio** – We are determining whether to enter into negotiation. Do we want appraisal now or after renovations are completed? This is another step in the process. No decision to be made at this time.

**Flo Russell** – Berates Mr. Castagno supports Mr. Balascio. Speaks about her beliefs and issues.

**Mr. Balascio** – Asbestos is an environmental issue to be handled at owner's expense.

**Flo Russell** – Give public more information.

**Dorsey Fiske** – Congratulations to Mr. Balascio and Mr. Castagno for their hard work.

**Joe Hood** – Need accurate bid on 4<sup>th</sup> & Chestnut site. Try to keep politics out of Police Facility. Need more than one company bidding.

**Mr. Klingmeyer** – Fighting the cost of Police Facility in Armory because of a letter from David Salter dated December 7, 2001.

**Mr. Balascio** – Total cost for lease payment minus the rent.

**John Iannoni** – EDIS itemizes costs that total \$1.8 million. Mr. Salter only gives bottom Line of projected cost.

**Mr. Castagno** – Mr. Salter will give check and balance list if negotiations are started. Tetra-Tech space and assessment is a firm commitment in conjunction with police needs.

**John Iannoni** – Do we want junk or a quality job?

**Mr. Balascio** – When we enter into negotiation process there will be a quality standard.

**Paul Flannigan** – Questioned zoning of 4<sup>th</sup> & Chestnut site – Zoned historical residential. Was not suitable for city garage. Have we evaluated space requirement.

**Mr. Reese** – Yes. We have a site plan from Greggo & Ferrara.

**Dr. Miller** – Believe that a need to dead end 4<sup>th</sup> Street to get enough space.

**Mr. DiAngelo** – The previous two Councils approved 4<sup>th</sup> & Chestnut for a Police Facility and Senior Center.

**Dot Moskovis** – Will this take Veterans Park?

**Dr. Miller** – No Veterans Park would not be involved. Would only need to dead end 4<sup>th</sup> Street.

**Mr. Reese** – Council has never approved this presentation. We have never agreed to this. That is the reason Mr. Balascio and Mr. Castagno are doing all the talking.

**Mr. DiAngelo** – We have not approved this as is.

**Mr. Castagno** – You approved the printing in New Castle Weekly.

**David June** – Question, who will insure the Armory? New Castle County Civic League recommends with 2,200 homes taking a referendum vote. Would like a vote to be taken.

**Residents** – City residents have final vote. Second opinion, this is the reason Council was elected.

**Chris Lender** – Amazed at how hard this City works to get nothing accomplished. Council should be allowed to vote and see the outcome.

**John Iannoni** – Recommends referendum.

**Mr. Balascio** – Worked very hard for this community. Resents people saying Council does not care for the community.

**Corky Viola** – President of New Castle Historical Society – Wants to preserve 4<sup>th</sup> & Chestnut as an open space and an entrance way to a historic community. Armory only true monument to the 1<sup>st</sup> World War. Every decision made in this City by our elected representative. The consequence should be considered. This Council has worked harder than any Council in recent memory. They have been very forthcoming. We should act like a community that is concerned about preservation.

**Joe Givens** – Come to meeting to get clarification. Discover this topic is very confusing.

**Mr. Castagno** – Can get copies of all information at the City office.

**Mr. Klingmeyer** – P. Gerald White has written same opinion that raises serious question. The question of using the Armory has nothing to do with the historic preservation.

**Mr. Balascio** - \$500,000.00 is an all inclusive price. P. Gerald White's letters have been read and will be addressed. Council has not said they would handle renting the 3<sup>rd</sup> floor of Armory.

**Dr. Padmaligam** – See various opinions. We should consider future generations. In his opinion, the Armory is unhealthy. Advise to forget that site.

**Eleanor Garniski** – Is a life resident of New Castle and would like to call for a vote.

**Charles Newton** – Sites should house only police and criminals.

**Charles Ross Absom** – Has asked for a second opinion and believes that Armory Building would be adequate. Does not want City to abandon Old New Castle Trust Building.

**Tommie Wilson** – Wants Council to reconsider the Deemer Steel Property.

**Mr. Castagno** – Council has talked to owners. It is not for sale.

**Senator Dori Connor** – Urgently recommends use of grant for Government Service Complex. Must act rapidly, use it or lose it. State money will disappear.

**John Houben** – Feels great conflict. Challenges all City projects, (i.e., Wharf, City Garage). Hopes some decision can be reached.

**Gene Mayhew** – Feels people with no case attack the facts.

**Cindy Brittingham** – Has a safety issue with Armory site. Fears police making a rapid exit will cause an accident. Threatens if she is involved in an accident she will sue the City.

**Mr. DiAngelo** – Questions reports. There is a commercial site available. Thinks the committee should revisit some other sites. Tax increase inevitable with City's escalating budget. Without the support of Municipal Service and Trustee city would be in bad shape.

**Mr. Castagno** – Closes the meeting.

Respectfully submitted,



Kate Toner  
City Clerk